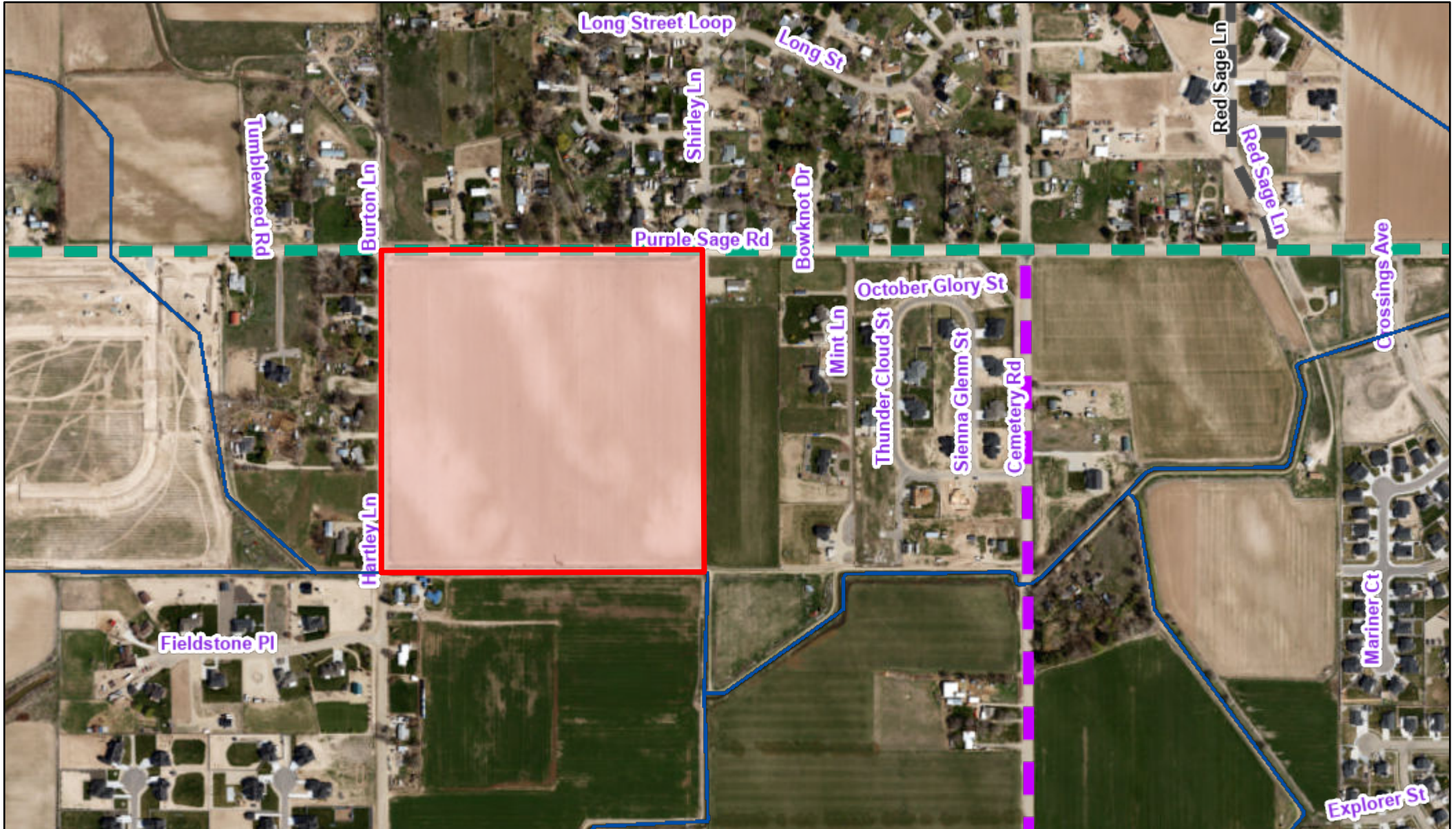
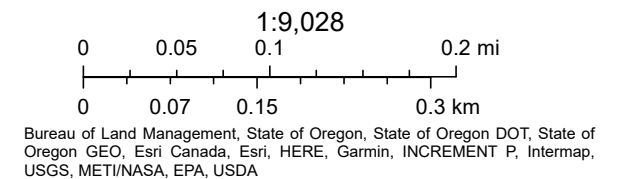


Canyon County, ID Web Map



9/27/2024, 3:50:39 PM

- Multiple Parcel Search _Query result
- Hydro_NHDFlowline
- CC_PrivateRoads
- ITDFunctionalClassification Major Collector
- Minor Arterial
- Urban_2023
- Red: Red
- Green: Green
- Blue: Blue
- Imagery_2022
- Red: Band_1





ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>CCG Purple Sage LLC</u>	
	MAILING ADDRESS: <u>563 W 500 S #160, Bountiful, UT 84010</u>	
	PHONE: <u>801-617-2100</u>	EMAIL: <u>acottle@cottlecaptal.com</u>
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p>		
Signature: <u>Alan Cottle - Managed LLC</u> Date: <u>8-26-24</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Ryan Minert</u>	
	COMPANY NAME: <u>Investment Analytics Group</u>	
	MAILING ADDRESS: <u>13833 W Meadowdale Dr., Boise, ID 83713</u>	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: <u>0 Purple Sage Rd., Middleton, ID</u>	
	PARCEL NUMBER: <u>R3820100000</u>	
	PARCEL SIZE: <u>40.26</u>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <u>AG</u>	PROPOSED ZONING: <u>CR-R1</u>
	FLOOD ZONE (YES/NO) <u>NO</u>	ZONING DISTRICT: <u>N/A</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>CR2024-0008</u>	DATE RECEIVED <u>9/26/24</u>
RECEIVED BY: <u>M. Barron</u>	APPLICATION FEE: <u>1400</u> CK MO CC CASH



ZONING AMENDMENT

PUBLIC HEARING - CHECKLIST

Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07

Check the applicable application type:

☐ Rezone

☒ Conditional Rezone with Development Agreement

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed.	✓	✓
Letter of Intent (see standards on next page)	✓	✓
Land Use Worksheet	✓	✓
Neighborhood Meeting form was completed and signed	✓	✓
Completed Agency Acknowledgement form including:		
Southwest District Health	✓	✓
Irrigation District	✓	✓
Fire District	✓	✓
Highway District/Idaho Transportation Dept	✓	✓
Area of City Impact (If applicable)	✓	✓
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	✓	✓
Deed or evidence of property interest to the subject property	✓	✓
Fee: \$ 950 Rezone \$1,400 Conditional Rezone \$2,800 Text Amendment	✓	
Fees are non-refundable		

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: CCG Purple Sage LLC ^{By Manager} John Colth Date 8-26-24

DSD Planner: _____ Date _____

NA
Per email of
9/16/24

Landscape Architecture + Urban Planning + Land Use and Site Planning + Entitlements + Project Management

August 26, 2024

Canyon County Development Services Department
111 N. 11th Ave., Ste. 140
Caldwell, Idaho 83605

Re: Field Rush Subdivision – Purple Sage Rd. and Hartley Ln., Middleton, ID 83644 – Conditional Rezone Letter of Intent

To Whom it May Concern,

The application before you is for the Conditional Rezone of the property at the Southeast corner of Purple Sage Rd. and Hartley Ln., in Middleton, Idaho. The parcel, identified as R3820100000, is approximately 40.25-acres and zoned A (Agricultural) in Canyon County. The proposal is to rezone the parcel to CR-R1 (Conditional Rezone – Single Family Residential) and subdivide the property in the future for the development of thirty-one (31) buildable and four (4) common lots. The minimum buildable lot size will be 1-acre, which is cohesive with surrounding residential homes and developments planned for the area.

The parcel is currently used for agricultural production and contains no structures or additional uses. The proposed subdivision will take access from Hartley Ln., with an emergency access connection (gated or bollarded) to Purple Sage Rd. The traffic associated with the 31-lot subdivision will not create adverse impacts on the surrounding properties, and improvements to both Purple Sage Rd. and Hartley Ln. will improve the condition of the roadways. Those improvements will consist of curb, gutter, and detached sidewalk, with landscape buffering and berming along both road frontages. The internal roadway will be private and owned and maintained by the future Home Owner's Association, conforming to Canyon County standards for a rural roadway section with borrow ditches as shown in the typical section on the concept plan. The subdivision will be in Canyon County, and while the property is within the City of Middleton Area of Impact, there is not a path to annexation at the time, although a Development Agreement will be executed to ensure the project conforms with the standards of both the City and County.

The Canyon County 2030 Comprehensive Plan for the area identifies the Future Land Use as Residential, with which the proposed conditional rezoning to R1 conforms, as there are multiple existing and proposed residential developments in the immediate area with R1 zoning. The 1-acre minimum lot size will continue to reinforce the more rural residential feeling of the surrounding area, as well as through conformance with the R1 zoning standards for setbacks. The R1 zone will also continue to reinforce this predominantly single-family living area at a low-density standard.

The requested zoning, and preliminary concept plan are compatible with the land uses adjacent to the site and with the overall comprehensive plan for this area of Canyon County, and no variances are requested with these applications, and all future construction will comply with the density, lot size, setbacks, and other applicable provisions within Canyon County's Comprehensive Plan. The preliminary plat layout for the project will provide access to lots from an internal private street, which will be owned and maintained by the future Home Owner's Association. Potable water will be provided by an on-site community well system, to reduce the impacts that multiple wells may have on adjacent properties. Sanitary sewer will be provided through individual, on-site septic systems. As the City of Middleton utility services are not adjacent to the property, and the City has indicated that they do not have capacity to service this development, the use of the community well and individual septic systems is appropriate. As this area is in a Nitrate Priority Area, a full Nutrient Pathogen Study will be completed to ensure there will be no negative impacts to the adjacent properties.

There are existing surface water rights associated with the property, and those water rights will be maintained and utilized for irrigating the future subdivision (both common lots and individual home lots). A pressurized irrigation pump station and delivery system will be developed to deliver irrigation water to all future homeowners within the subdivision. Conversations with Black Canyon Irrigation District are on-going to establish the delivery point for the irrigation water to ensure adequate delivery to the project, as well as the protection of delivery to all other users on the lateral.

Proposed Conditions of Approval:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.
2. The subject parcel shall be subject to the regulations in Canyon County Zoning Ordinance Chapter 7, Article 17 for platting with a maximum of thirty-one (31) buildable lots with a minimum lot size of 1.00-acre, and four (4) common lots, in substantial conformance with the concept plan (Field Rush Preliminary Plat).
3. The applicant shall comply with CCZO 07-06-07 (4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
 - a. Commencement shall be the submission of a Preliminary Plat application, submittals and fees to the Canyon County Development Services Department.
4. All storm water drainage shall be retained on site via retention facilities.
5. Internal roadways shall be Private roads, built to public standards, and owned and maintained by the Home Owner's Association.
6. Pressurized irrigation shall provide irrigation water to each residential and common lot within the subdivision.

7. The development will supply water via a Community Water System.
8. Each lot will provide an individual septic system, approved by South West District Health Department.

Ultimately, the developer and design team feel that the proposed Conditional Rezone will allow for additional single-family residential homes within a future subdivision in a desirable area of Canyon County.

Please contact me directly with any questions regarding the project at 208-514-3300 or ben@reandpartners.com

Sincerely,
Rodney Evans + Partners, LLC

A handwritten signature in black ink, appearing to read 'Ben Semple', with a long horizontal flourish extending to the right.

Ben Semple, PLA
Principal, Senior Landscape Architect

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. DOMESTIC WATER: ☐ Individual Domestic Well ☒ Centralized Public Water System ☐ City
- ☐ N/A – Explain why this is not applicable: _____
- ☐ How many Individual Domestic Wells are proposed? _____

2. SEWER (Wastewater) ☒ Individual Septic ☐ Centralized Sewer system
- ☐ N/A – Explain why this is not applicable: _____

3. IRRIGATION WATER PROVIDED VIA:

- ☒ Surface ☐ Irrigation Well ☐ None

4. IF IRRIGATED, PROPOSED IRRIGATION:

- ☒ Pressurized ☐ Gravity

5. ACCESS:

- ☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. INTERNAL ROADS:

- ☐ Public ☒ Private Road User's Maintenance Agreement Inst # _____

7. FENCING ☒ Fencing will be provided (Please show location on site plan)

Type: Perimeter Height: TBD

8. STORMWATER: ☒ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches
- ☐ Other: _____

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)

delivery ditch along South boundary line

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

☒ Residential 31 ☐ Commercial _____ ☐ Industrial _____
☒ Common 2 ☒ Non-Buildable 2

2. FIRE SUPPRESSION:

☒ Water supply source: fire hydrants

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☒ Street Lights ☐ None

NON-RESIDENTIAL USES

1. SPECIFIC USE:

n/a

2. DAYS AND HOURS OF OPERATION:

☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☐ Thursday _____ to _____
☐ Friday _____ to _____
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☐ No

4. WILL YOU HAVE A SIGN? ☐ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES

n/a

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: <u>0 Purple Sage Rd.</u>	Parcel Number: <u>R-3820100000</u>
City: <u>Middletown</u>	State: <u>ID</u> ZIP Code:
Notices Mailed Date: <u>June 26, 2024</u>	Number of Acres: <u>40.26</u> Current Zoning: <u>Ag</u>
Description of the Request: <u>See attached letter</u>	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: <u>Ryan Minert</u>	
Company Name: <u>Investment Analytics Group</u>	
Current address: <u>13833 W Meadowdale Dr.</u>	
City: <u>Boise</u>	State: <u>ID</u> ZIP Code: <u>83713</u>
Phone: [REDACTED]	Cell: [REDACTED] Fax:
Email: [REDACTED]	

MEETING INFORMATION

DATE OF MEETING: <u>July 8, 2024</u>	MEETING LOCATION: <u>SE Corner Hartley & Purple Sage</u>	
MEETING START TIME: <u>6pm</u>	MEETING END TIME: <u>7pm</u>	
ATTENDEES: <u>See attached sign-in sheet</u>		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1.		
2.		
3.		
4.		
5.		
6.		
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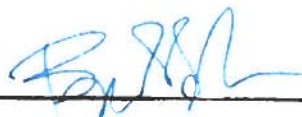
NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Ben Semple @ Rodney Evans + Partners, LLC

APPLICANT/REPRESENTATIVE (Signature):



DATE: 9 / 17 / 24



RODNEY EVANS + PARTNERS

Ben Semple (owner's rep)	1450 W. Benhook St. Box 837
Craig/Nancy McDowell	(12442 PURPLE SAGE) P.O. Box 160 Middleburg
Erny Almeida	24955 Hartley Ln.
Tommy Almeida	24955 Hartley Ln
Steve Schultz	24783 Mint Ln
Debbie & Jesse Ramirez	12366 PURPLE SAGE

June 26, 2024

«OwnerName»

«Address»

«City», «State» «ZipCode»

Dear Neighbor:

We are in the process of submitting an application for a Conditional Rezone with Development Agreement to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a neighborhood meeting and provide information to our surrounding neighbors (Canyon County Zoning Ordinance 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is **not** a public hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication and/or a display on the property for which the Conditional Rezone with Development Agreement is applied.

The Neighborhood Meeting details are as follows:

Date: Monday, July 8

Time: 6pm

Location: Parcel R38201 - 0 Purple Sage Road, Southeast Corner of Hartley and Purple Sage

The project is summarized below:

Site Location: Parcel R38201 - 0 Purple Sage Road, Southeast Corner of Hartley and Purple Sage

Proposed Access: Hartley Lane

Total Acreage: 40.25

Proposed Lots: 31 one-acre lots

We look forward to the neighborhood meeting and encourage you to attend. We will answer any questions you may have at this meeting. If you have any questions prior to the meeting, please call me at [REDACTED]

Please do not call Canyon County DSD regarding this meeting. This is a pre-application requirement and we have not yet submitted the application. The County currently has no information on this project.

Sincerely,

Ryan Minert



AGENCY ACKNOWLEDGMENT

Date: 9-18-2024
Applicant: CCG Purple Sage LLC
Parcel Number: R3820100000
Site Address: 0 Purple Sage Rd Middleton, ID Field Rush

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 09/18/2024 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



AGENCY ACKNOWLEDGMENT

Date: 9-18-2024
Applicant: CCG Purple Sage LLC
Parcel Number: R3820100000
Site Address: 0 Purple Sage Rd Middleton, ID Field Rush

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☒ Applicant submitted/met for informal review.

Date: 9/24/24 Signed: _____

District: HD21

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

City: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



AGENCY ACKNOWLEDGMENT

Date: 9-18-2024
Applicant: CCG Purple Sage LLC
Parcel Number: R3820100000
Site Address: 0 Purple Sage Rd Middleton, ID Field Rush

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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Southwest District Health:


☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: Middleton Rural Fire District

☒ Applicant submitted/met for informal review.

Date: 4/26/2024 Signed: Victor Islas, Deputy Chief 
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

☐ Applicant submitted/met for informal review.

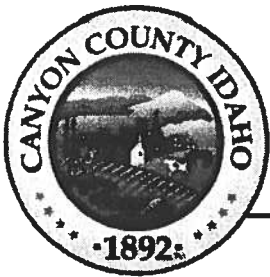
Date: _____ Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



AGENCY ACKNOWLEDGMENT

Date: 6-10-2024

Applicant: CCG Purple Sage, LLC

Parcel Number: R 3820100000

Site Address: 0 Purple Sage Rd Middleton, ID (Field Rush)

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

☒ Applicant submitted/met for informal review.

District: _____

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☒ Applicant submitted/met for informal review.

District: _____

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

☐ Applicant submitted/met for informal review.

District: _____

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

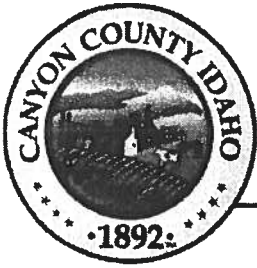
Area of City Impact

☒ Applicant submitted/met for informal review.

City: _____

Date: 6/10/2024 Signed: _____

Roberta L. Stewart PEZ. Official
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)



AGENCY ACKNOWLEDGMENT

Date: 6-10-2024

Applicant: CCG Purple Sage LLC

Parcel Number: R3820100000

Site Address: 0 Purple Sage Rd Middleton, ID (Field Rush)

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

☒ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

☒ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

☒ Applicant submitted/met for informal review.

Date: 8.20.2024

Signed: District Engineer - Black Canyon Irrigation District

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

Maggie Colwell

From: Ken Nguyen <Ken.Nguyen@deainc.com>
Sent: Tuesday, April 30, 2024 12:03 PM
To: Anthony Lee; Jay Walker
Cc: Alan Cottle; Ryan Minert; Amanda Wiemiller; Ken Nguyen
Subject: Field Rush - SWDH Review - Meeting Notes - 4/24/2024

- Attendees: Anthony Lee, Josh Munnell (SWDH); Jay Walker (David Evans)
- N-P study is required
- No community DOM water well is required
- SER is required for individual septic drain fields system
- SWDH needs two weeks advanced notice to schedule test pits exploration
- One test hole per lot is typical but could combine one test hole to include the adjacent lots along the lot line
- Submit application for subdivision/land development review to start the process

Upcoming Out of Office: 5/8 – 5/22

Ken Nguyen | Project Manager, Land Development Business Unit
David Evans and Associates, Inc.

9175 W Black Eagle Dr | Boise, ID, 83709 | www.deainc.com
d: 986.210.8104 | c: 208.890.1566 | Cisco: 48104 | ken.nguyen@deainc.com

ENERGY | LAND DEVELOPMENT | MARINE SERVICES | SURVEYING AND GEOMATICS | TRANSPORTATION | WATER AND ENVIRONMENT



David Evans and Associates, Inc. and may contain information that is confidential or otherwise protected from disclosure. The information is intended solely for the use of the individual(s) to whom it is addressed. Unauthorized use, copying, distribution or disclosure of any of it is strictly prohibited. We assume no responsibility to persons other than the intended, named recipient(s) and do not accept any liability for any errors or omissions which are a result of email transmission. If you have received this message in error, please notify us immediately and confirm that the message and any attachments and copies have been destroyed and deleted.



Maggie Colwell

From: Ken Nguyen <Ken.Nguyen@deainc.com>
Sent: Friday, April 26, 2024 2:55 PM
To: Victor Islas; Jay Walker
Cc: Drayth Sielaff; Ryan Minert; Alan Cottle; Ken Nguyen
Subject: Field Rush Subdivision - Middleton Fire Review Emergency Access & Fire Fighting Water - Meeting Notes

- Attendees: Victor (Middleton Star Fire Districts); Jay and Ken (David Evans)
- See snippet below for the site layout we discussed
- More than 30 buildable lots require a secondary emergency access
- Required fire flow is 1,750 gpm @2hrs duration
- No additional fire protection requirements for home \approx / < 3,600 square feet (including the attached garages). Detached garages are excluded from the 3,600 sf
- Min 20-foot wide all-weather surface is required for the emergency access
- 28' turning radius min
- 1-ac buildable lot is preferred
- Fire protection options are:
 - Home fire sprinkled system (estimated cost \$1.25 per living square footage) or
 - 3 to 4 street fire hydrants fed from a water looped and booster pump station
- Need an acknowledgement letter from Dan Lister for the pre-app meeting with the County on 4-24
- Forward the acknowledgement letter to Victor after we have received the letter

Please feel free to edit or add anything I have missed, Jay and Victor. Thank you both for your time!

Phone: (208) 454-8135
Fax: (208) 454-2008

From: Ken Nguyen <Ken.Nguyen@dealinc.com>
Sent: Monday, February 26, 2024 3:40 PM
To: Lenny Riccio <Irricio@hwydistrict4.org>
Cc: Jay Walker <Jay.Walker@dealinc.com>; Ken Nguyen <Ken.Nguyen@dealinc.com>
Subject: Field Rush Subdivision - HD4 - Meeting Notes

Hi Lenny,

Thank you for meeting with Jay and I on Thursday. We reviewed the attached site layout. See below for some of the notes I took. Feel free to add anything I have missed. Many thanks, Lenny!!

- Lenny to review and let us know if an emergency fire access is required for the proposed 31 buildable lots.
- 56-ft street section for low volume local road is acceptable.
- Update HD4 56-ft street section to extend base and subbase underneath the asphalt section.
- Roadway structure schedule 3"/4"/14" per HD4 is acceptable or per geotechnical recommendation.
- Main entrance/approach location off Hartley Lane as shown is acceptable.
- Half-street frontage improvements in Hartley and Purple Sage require additional 6' – 7' asphalt widening for a total of 23' of asphalt from section line, 2' gravel shoulder, and borrow ditch in 50' ROW.

Ken Nguyen | Project Manager, Land Development Business Unit
David Evans and Associates, Inc.

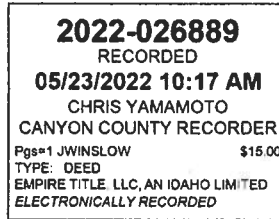
9175 W Black Eagle Dr | Boise, ID, 83709 | www.dealinc.com
d: 986.210.8104 | c: 208.890.1566 | Cisco: 48104 | ken.nguyen@dealinc.com

ENERGY | LAND DEVELOPMENT | MARINE SERVICES | SURVEYING AND GEOMATICS | TRANSPORTATION | WATER AND ENVIRONMENT



David Evans and Associates, Inc. and may contain information that is confidential or otherwise protected from disclosure. The information is intended solely for the use of the individual(s) to whom it is addressed. Unauthorized use, copying, distribution or disclosure of any of it is strictly prohibited. We assume no responsibility to persons other than the intended, named recipient(s) and do not accept any liability for any errors or omissions which are a result of email transmission. If you have received this message in error, please notify us immediately and confirm that the message and any attachments and copies have been destroyed and deleted.





WARRANTY DEED

FOR VALUE RECEIVED

City Housing, LLC, an Idaho limited liability company

GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

CCG Purple Sage LLC, a Utah Limited Liability Company and Macy Lane Development Project LLC, a Utah Limited Liability Company

GRANTEE(s). whose current address is: 2878 Commerce Way, Ogden, UT 84401

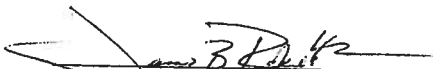
the following described real property in Canyon County. State of ID more particularly described as follows, to wit:

The Northwest Quarter of the Northeast Quarter of Section 36, Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

TO HAVE AND TO HOLD the said premises. with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with said Grantee(s) that Grantor(s) is/are the owner(s) in fee simple of said premises. that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made. suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements. if any, of record, and general taxes and assessments. (including irrigation and utility assessments. if any) for the current year which are not yet due and payable and the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.


Dated this 19th day of May, 2022

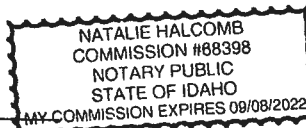
City Housing, LLC


By James B Roberts, Manager

State of Idaho
County Ada

On this 19th day of May in the year of 2022, before me the undersigned Notary Public in and for said State, personally appeared James B Roberts known or identified to me to be the Manager of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.


Notary Public for Idaho
Residing at: Boise Idaho
My Commission Expires: 09/08/2022





Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, CCG Purple Sage LLC, 543 W 500 S #160
(name) (address)

Bountiful, UTAH 84010
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

D. Ryan Minert, 13833 W Meadowdale Dr.
(name) (address) Boise, ID 83713

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 18th day of September, 20 24.

[Signature]
(signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 18 day of September, in the year 20 24, before me Chamaïne Nelson, a notary public, personally appeared Alan Cottle, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

Notary: [Signature]

My Commission Expires: 3/29/25



Canyon County Development Services

111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 83710

Date: 9/27/2024

Date Created: 9/27/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Cottle Capital Group, LLC for CCG Purple Sage, LLC

Comments: CR2024-0008

Site Address: 0 PURPLE SAGE RD, Middleton ID 83644 / Parcel Number: 38201000 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Rezone with Development Agreement	CR2024-0008	\$1,400.00	\$0.00	\$0.00

Sub Total: \$1,400.00

Sales Tax: \$0.00

Total Charges: \$1,400.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	3123	\$1,400.00

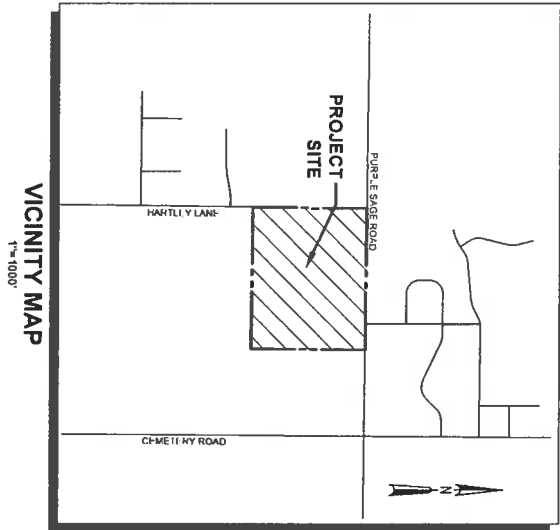
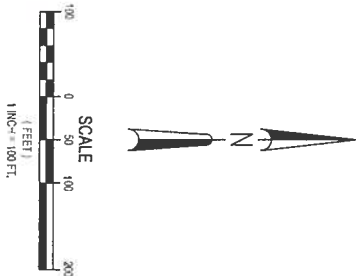
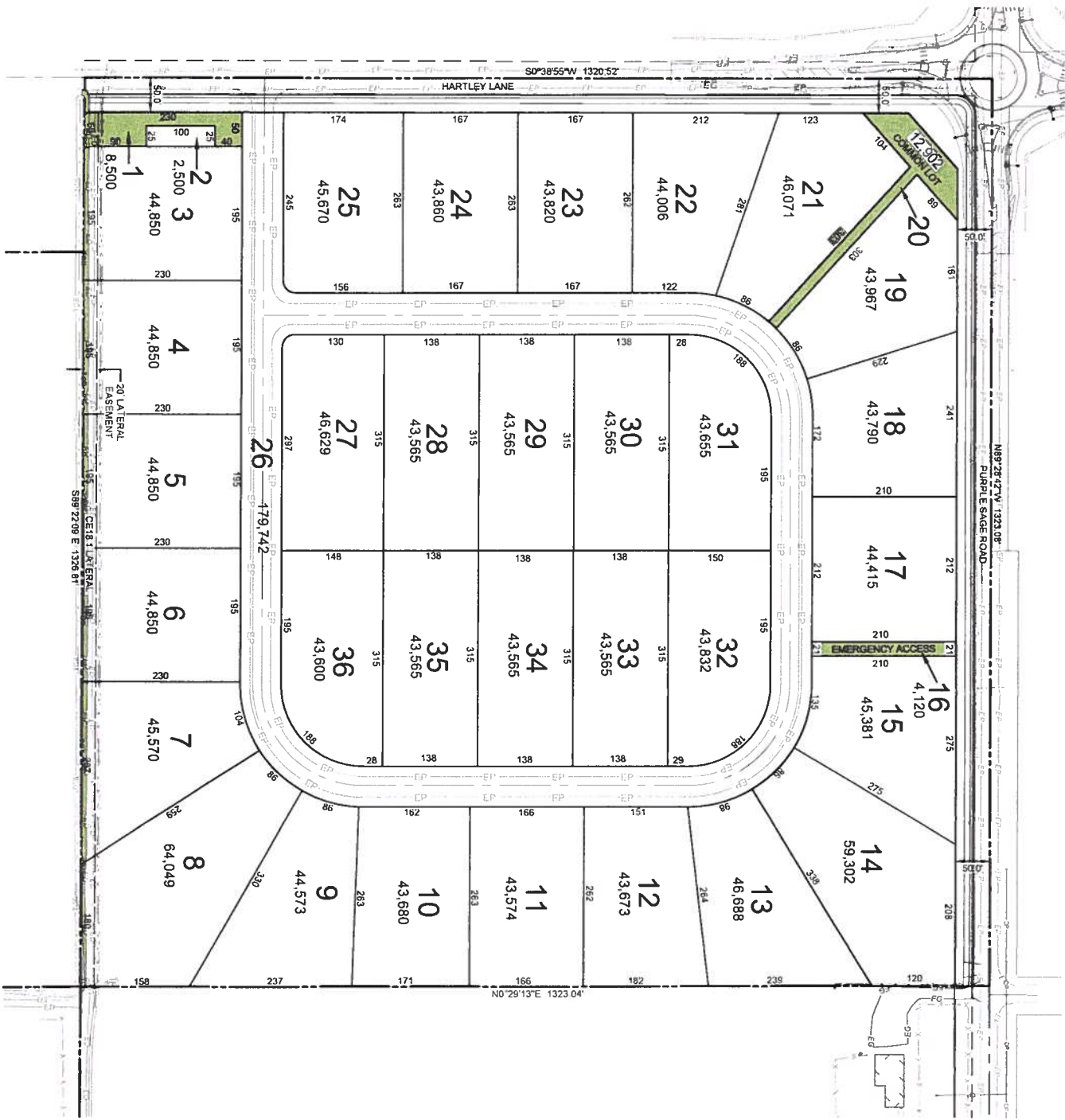
Total Payments: \$1,400.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: pdilbeck

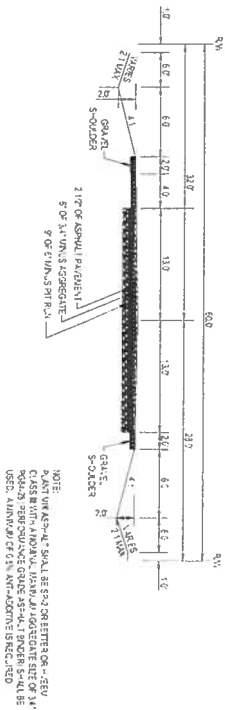
PRELIMINARY LAYOUT FOR
FIELD RUSH SUBDIVISION
LOCATED IN THE NE 1/4 OF SECTION 36, T.5N., R.3W., B.M.
CANYON COUNTY, IDAHO
2024



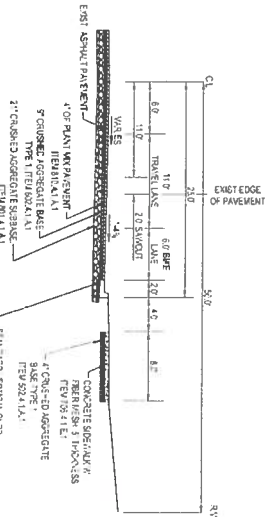
- NOTES:**
- LOT 1 BLOCK 115 DESIGNATED AS A PUMP STATION AND SHALL BE OWNED AND MAINTAINED BY THE FIELD RUSH SUBDIVISION HOME OWNERS ASSOCIATION
 - LOT 2 BLOCK 115 DESIGNATED AS A DOMESTIC BOOSTER PUMP STATION LOT.

DEVELOPMENT FEATURES:

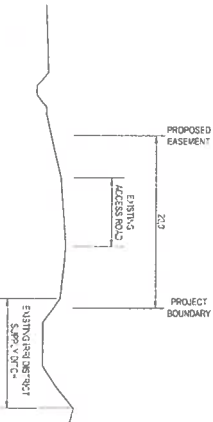
TOTAL ACRES	40.21
BUILDABLE LOTS	31
COMMON LOTS	5
TOTAL LOTS	36
TOTAL DENSITY (DW/A CRE)	0.77
MINIMUM LOT SIZE (BUILDABLE)	43,565 SF
AVERAGE LOT SIZE (BUILDABLE)	45,503 SF



PRIVATE RURAL ROADWAY SECTION
1"=10'



CITY OF MIDDLETON - THREE LANE URBAN ROADWAY SECTION
PURPLE SAGE RD AND HARTLEY LN
1"=10'



CE18.1 LATERAL CROSS SECTION
N.T.S.

DAVID EVANS
AND ASSOCIATES INC.
5175 W Black Eagle Dr
Boise, ID 83708
Phone: 208 900 9049

LAYOUT #3 - 56' ROW
PRELIMINARY LAYOUT

BY	CK	DATE
###	###	###

REVIEWED BY	DATE	REVISION
###	###	###

CHECKED BY: ###
DESIGNED BY: JEC
DRAWN BY: JEC
FIRST SUBMITTAL DATE: 4/4/23
PROJECT NO.: COTL00002212
SHEET NO.: 1 OF 1